

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
FEBRUARY 2, 1977

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, February 2, 1977, in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - EHRHARDT, KATNICH,  
KATZAKIAN, PINKERTON  
and HUGHES (Mayor)

Absent: Councilmen - None

Also Present: City Manager Graves, Assistant  
City Manager Glenn, Public Works  
Director Ronsko, Assistant Planner  
Gregory Freitas, and City Clerk  
Reimche

INVOCATION

The invocation was given by Reverend Vernon Robertson, Grace Presbyterian Church.

PLEDGE

Mayor Hughes led the Pledge of Allegiance to the flag.

FLOOD INSURANCE  
RATE MAP OF LODI  
PRESENTATION

11-53(4)

A presentation regarding the flood insurance program and a presentation of the Flood Insurance Rate Map of Lodi was made by Ms. Charlotte Anderson, Consultation and Coordination Officer of the Department of Housing and Urban Development.

Technical information regarding the map was provided by Mr. John Sibilsky, Corps of Engineers, Sacramento District.

Council was asked to accept the map for display in the City Hall for public viewing and to allow for taking advantage of the appeals procedure as prescribed within a 90 day period.

Council was apprised that following the 90 day appeals period, there will be a six month period commencing during which Council will be asked to adopt floodplain management measures that are found in the flood insurance program regulations.

A lengthy discussion followed with questions regarding the subject and the map being posed to Ms. Anderson and Mr. Sibilsky.

On motion of Councilman Katnich, Katzakian second, Council authorized displaying within the City Hall for public viewing Flood Insurance Rate Map as presented by representatives of the Federal Insurance Administration of HUD and the Corps of Engineers.

MUSICAL  
PRESENTATION BY  
TEEN LIFE SINGERS  
OF SEOUL, KOREA

A musical presentation was given by members of the Chung Shin, 6th Teen Life Singers of Seoul, Korea. The group's chaperones, Dr. Ben Song and Reverend Paul Park addressed the Council giving a history of the group. Gifts were exchanged by the group and Mayor Hughes.

SUNSET DRIVE  
SPECIFIC PLAN  
12-45(a)

City Manager Graves asked that the Council take positive action on the matter of the proposed Sunset Drive Specific Plan by either accepting the Planning Commission's report and taking no action or setting the matter for Public Hearing and reviewing the entire matter.

Council was apprised that at the present time Sunset Drive is a dead-end street of approximately 1,000 feet in length without any means of a turn-around at its terminus on the south. The League of California Cities standards and the existing City of Lodi Design Standards do not recommend a cul-de-sac longer than 500 feet. This development was constructed and approved in the County and then annexed to the City. It was staff's recommendation that the street be extended southerly to the extension of Tokay Street.

Discussion followed with Councilman Katnich moving that the matter be set for Public Hearing March 16, 1977; however, the motion died for lack of a second and the motion was withdrawn.

Mr. Terry Piazza, 221 W. Oak Street, Lodi speaking on behalf of Mr. Ron Thomas of Aladdin Realty, Developers of Sturla Park Subdivision proposed a 12-foot roadway and public utility easement at the south end of Sunset Drive for use during emergency conditions.

Councilman Katzakian asked to abstain from voting on the matter as the Company with which he is affiliated is developing this property.

Additional discussion followed. On motion of Councilman Ehrhardt, Katnich second, Council voted to take no further action on the proposed Sunset Drive Specific Plan and approved offer of dedication to the City of a 12-foot access easement at the south end of Sunset Drive for use during emergency conditions as proposed by Mr. Terry Piazza on behalf of the developers of Sturla Park Subdivision. The motion carried by the following vote:

Ayes: Councilmen - Ehrhardt, Katnich,  
Pinkerton and Hughes

Noes: Councilmen - None

Abstain: Councilmen - Katzakian

Absent: Councilmen - None

Minutes of February 2, 1977, continued

## COMMUNICATIONS

APPLICATION FOR  
MEMBERSHIP ON  
HEALTH SYSTEMS  
AGENCY

22-24

City Clerk Reimche presented a letter that had been received from San Joaquin County Board of Supervisor Adrian C. Fondse apprising that the San Joaquin County was one of seven counties within this region which entered into a Joint Exercise of Powers Agreement to form a Health Systems Agency (HSA). Established under Federal law, the HSA will be responsible for developing plans which will guide health services expenditures and projects within the region. The letter went on to explain the composition of the Governing Board and Governing Body of HSA and Supervisor Fondse stated that he hoped the Council would consider participating in the Governing Body of this important agency. The closing date for receiving applications has been set for February 7, 1977. Discussion followed with no action being taken by the Council on the matter.

COUNCIL  
EXPRESSES  
DISPLEASURE OF S.J.  
CO. BD. SUPERVISORS  
ACTION RE PHASE  
II OF AIR QUALITY  
MAINTENANCE  
PLAN

21-22

The City Clerk presented a copy of a letter from Mayor Frank M. Bodin, Mayor of Escalon, addressed to the San Joaquin County Board of Supervisors expressing the unhappiness of the Escalon City Council to the Supervisors' recent action of self-appointment to execute Phase II of the Air Quality Maintenance Plan. The Escalon City Council feels the information supplied to the San Joaquin County Board of Supervisors from the County Administrator was misleading, which caused the Board of Supervisors to take hasty action without consulting COG and other cities.

Discussion on the subject followed. On motion of Councilman Ehrhardt, Katzakian second, Council directed Councilman Pinkerton and Ehrhardt to draft correspondence to the San Joaquin County Board of Supervisors expressing the Council's displeasure of the Board of Supervisors' actions in this matter.

ABC LICENSE  
APPLICATION

21-22

The City Clerk presented an application for Alcoholic Beverage License which had been received for Santiago F. Maciel, Santiago's Cocina Mexicana #2, 212 S. School Street, Lodi - On Sale Beer and Wine Eating Place, new license.

APPEAL  
REGARDING OFF-  
SITE IMPROVE-  
MENTS  
351 BECKMAN RD.

21-53(1)

City Clerk Reimche presented a letter which had been received from Richard J. Thorpe, 351 North Beckman Road which letter reads in full as follows;

"Reference is made to previous correspondence and discussions between members of your department and employees of Phillips Petroleum Co. in regard to various off site improvements requested by the City when Phillips Petroleum Co. built the bulk plant located at 351 N. Beckman Road.

"Phillips Petroleum Co. installed water and sewer lines and posted a \$6,000.00 Performance Bond covering the balance of the work.

## COMMUNICATIONS

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APPEAL REGARD-  
ING OFF-SITE  
IMPROVEMENTS  
351 BECKMAN RD.  
(Continued)

"At Phillips request on January 3, 1977, we obtained a bond form from your department and had our local insurance agent place it with Aetna Casualty Co. We have now been advised that Aetna will not write a bond since the form furnished is for a subdivision and also because of the time elapsed over the period in the original agreement.

"Because of our location being next to U.S. 99 Hwy and the fact that there are no similar improvements adjacent to our property and that there are no drainage problems involved, we are requesting that the City not require us to secure a bond or proceed with curbs, gutters, sidewalk and storm sewers as originally planned.

"Because of the location, nature of our business, and neighborhood, there is no need for sidewalks or curb-side parking. Our property provides ample room for our customers to park on our property.

"It is our opinion that requiring these improvements would not benefit anyone and that the substantial investment required for their construction would work a very serious financial burden on our business which we cannot afford."

Mr. Richard J. Thorpe, 351 Beckman Road, Lodi who was in the audience then came forward and addressed the Council on the matter. A lengthy discussion followed with questions regarding the matter being posed by Council to Mr. Thorpe and the Staff.

On motion of Councilman Katzakian, Ehrhardt second, Council deferred action on the appeal of Mr. Thorpe regarding requirements for off-site improvements at 351 North Beckman Road to the March 16, 1977 Council meeting and requested a Staff report on the matter.

UPDATE FROM  
COUNTY ON MICKE  
GROVE GOLF  
COURSE

Mayor Hughes presented a letter from C. E. Dixon, County Administrator, advising that within the next few days the County will be sending out some 50 letters to likely prospects for the construction, maintenance, and operation of the Micke Grove Golf Course. Mr. Dixon thanked the Council for its continued interest in this project.

REDRAFT OF STATE  
HOUSING &  
COMMUNITY  
DEVELOPMENT  
PROPOSED GUIDE-  
LINES FORTH-  
COMING

Mayor Hughes apprised the Council that he is in receipt of a letter from Assemblyman N. Waters in response to a letter Council authorized the Mayor to send to both Senator Garamendi and to Assemblyman Waters suggesting that they look into the State Housing and Community Development proposed guidelines. Assemblyman Waters has investigated the matter and has indicated that as a result of "our" strong objections that the State Housing and Community Development Department has gone back and redrafted new guidelines which they expect to be forwarding to the City some time next week.

Minutes of February 2, 1977, continued

COMMUNICATIONS  
(Continued)

↑  
MARCH 2, 1977

INVITATION BY CITY Mayor H : which he had  
OF TRACY FOR JOINT received or of the City of  
POWERS PROPOSAL Tracy re to pursue a  
FOR HOUSING & cooperat nuntly of San  
COMMUNITY DEVEL- Joaquin relative to the Housing and Community  
OPMENT BLOCK Development Block Grant Program for 1977 and  
GRANT FUNDS suggesting that a joint powers proposal by the  
Cities of Escalon, Lodi, Manteca, Ripon and  
Tracy be formulated in an attempt to combine  
"our" efforts. The functional programs would  
be developed by the City of Tracy and would  
attempt to qualify each of the cities individually  
and provide the basis for a joint application in  
fiscal year 1978.

Following discussion, the City Clerk was directed to advise Mayor Bell on behalf of the Council that the City of Lodi is not interested in joining in such a program.

REPORTS OF THE  
CITY MANAGER

CONSENT CALENDAR In accordance with the report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katnich, Ehrhardt second, were approved by Council.

RECESS The Mayor declared a five-minute recess, and the Council reconvened at 10:00 p. m.

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CLAIMS CLAIMS WERE APPROVED IN THE AMOUNT OF \$1,788, 106.09.

PURCHASE OF RESOLUTION NO. 4315  
POLICE VEHICLES  
THROUGH STATE COUNCIL ADOPTED RESOLUTION NO. 4315  
OF CALIF. APPROVING THE PURCHASE OF SIX PATROL  
AUTHORIZED VEHICLES FOR THE POLICE DEPARTMENT  
THROUGH THE STATE OF CALIFORNIA AT A  
RES. NO. 4315 COST OF \$4,709.55 EACH.

"WELLSWOOD AVE. City Manager Graves apprised the Council that  
ST. LIGHT DISTRICT" the contract for the "Wellswood Avenue Street  
IMPROVEMENTS Light District", which was awarded to Collins  
ACCEPTED Electrical Co., Inc. on October 6, 1976 has now  
been completed in substantial conformance with  
the plans and specifications approved by the City  
Council.

COUNCIL ACCEPTED THE IMPROVEMENTS IN  
"WELLSWOOD AVENUE STREET LIGHT DISTRICT"  
AND DIRECTED THE PUBLIC WORKS DIRECTOR  
TO FILE A NOTICE OF COMPLETION WITH THE  
COUNTY RECORDER'S OFFICE.

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Minutes of February 2, 1977, continued

COUNCIL ENDORSES Following ↑ ter, Council,  
 SENIOR CITIZENS on motion It, Katzakian  
 DISCOUNT PROGRAM second, March 2, 1977 4316 endorsing  
 IN S. J. COUNTY Senior C m in San Joaquin  
 RES. NO. 4316 County.

BERTSCH-MAYERS A diagram cated between  
 SUBDIVISION Pine Street and Lodi Avenue and immediately west  
 APPEAL OF of Highway 99 being subdivided by Bertsch-Mayers  
 CONDITIONS OF was presented for Council's scrutiny. Council was  
 APPROVAL GRANTED further advised that a portion of this parcel is being  
 contemplated for development by Bertsch-Mayers  
 at this time which portion is approximately one-half  
 acre, fronts on Pine Street, and is only 5% of the  
 total parcel being subdivided. Since this is a minor  
 subdivision, the City's existing ordinance requires  
 that improvements and dedication of all street  
 frontage be accomplished or bonded at this time  
 and that the necessary acreage fee be paid for the  
 entire parcel.

As requested by Mr. Elmer Bertsch of Bertsch-  
 Mayers, it is Staff's recommendation that the  
 developers be allowed to make the proposed lot split  
 and be required to dedicate the necessary rights of  
 way on Pine Street and Lodi Avenue at this time and  
 be required to pay only those fees and make only those  
 improvements which are related to the development of  
 the 1/2 acre parcel fronting on Pine Street. All other  
 requirements related to the 10-acre parcel fronting on  
 Lodi Avenue would be required with the development  
 of that parcel.

On motion of Councilman Katzakian, Katnich second,  
 Council approved request of Mr. Elmer Bertsch of  
 Bertsch-Mayers for modification of requirements  
 under City ordinance as it applies to this minor sub-  
 division, because of the unusual configuration of the  
 parcel being subdivided.

RES. OF INTENTION Council was informed that as a part of the E.I. R.  
 FLORA STREET for the Garfield Elementary School Reconstruction,  
 VACATION the abandonment of portions of Flora Street and the  
 public alley were discussed. An exhibit showing the  
 properties to be acquired by the School District and  
 the minimum amount of public rights of way which  
 must be vacated was shown for Council's perusal.  
 RES. NO. 4317

Council discussion followed with questions regarding  
 the subject being directed to Staff.

Walter Flower, 543 Flora Street, Lodi, addressed  
 the Council on the matter and posed questions re-  
 garding the proposed abandonment of Flora Street,

On motion of Councilman Katnich, Katzakian second,  
 Council adopted Resolution No. 4317 - Resolution of  
 Intention to vacate Flora Street, setting the matter  
 for Public Hearing on March 16, 1977, and referring  
 the matter to the Planning Commission for recom-  
 mendation.

## Minutes of February 2, 1977, continued

AGENDA ITEM "g"  
REMOVED FROM  
AGENDA

With Council's concurrence, Agenda Item "g" - "Presentation regarding proposed installation of telephone equipment" was removed from the Agenda.

COUNCIL RATIFIES  
AGREEMENT WITH  
P.G. & E.

Following an update by Mayor Hughes on events leading to the agreement arrived at with P.G. & E., and an outline of the conditions of the proposed Agreement, Council, on motion of Councilman Ehrhardt, Katnich second, ratified proposed Agreement with P.G. & E. for settlement of Rate Cases I, II, III and Fuel Oil Adjustment for 1976.

Councilman Ehrhardt commended Mayor Hughes and Councilman Pinkerton for their efforts in this matter.

FUEL COST  
REFUND APPROVED

Based on computations prepared by Staff relative to the Agreement reached with P.G. & E., Council, on motion of Councilman Katnich, Pinkerton second, approved a refund of 2.187 mils per kwh for the months of October, November and December to appropriate customers for their overpayment for 1976, which refund is to appear on February 1977 billings.

RECREATION  
SUBSIDY PROGRAM  
WITH CO. OF SAN  
JOAQUIN  
APPROVED

Following introduction of the matter by City Manager Graves, Council, on motion of Councilman Katzakian, Katnich second, adopted Resolution No. 4318 approving Agreement between the County of San Joaquin and the City for the purpose of providing funds to the City in the amount of \$18,700.00 from the County to establish a program of recreation by the City for the inhabitants of the County of San Joaquin.

RES. NO. 4318

FEES & CHARGES  
FOR USE OF CITY  
SOFTBALL  
FACILITIES  
INCREASED

City Manager Graves presented for Council's scrutiny a proposed schedule of increased fees and charges for the use of City softball facilities.

RES. NO. 4319

Following discussion with questions regarding the proposed increases being posed by Council to Staff, Councilman Katnich moved for adoption of Resolution No. 4319 increasing fees and charges for the use of City softball facilities as presented by Staff. The motion was seconded by Councilman Ehrhardt and carried by unanimous vote.

DESIGNATED  
MANAGEMENT  
EMPLOYEES  
PRESENTED BY  
CITY MANAGER

Council received a list of designated Management Employees as follows as presented by City Manager Graves:

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DESIGNATED  
MANAGEMENT  
EMPLOYEES  
PRESENTED BY  
CITY MANAGER  
(Continued)

Administrative Assistant (Public Works)  
Associate Civil Engineer  
Assistant City Engineer  
Assistant Finance Director  
Assistant Planner  
Equipment and Building Maintenance Supervisor  
Chief Building Inspector  
Park Supervisor  
Recreation Supervisor  
Street Supervisor  
Water/Sewer Supervisor  
Supervising Librarian  
Assistant Fire Chief  
Chief Fire Inspector  
Fire Training Officer  
Police Captain  
Police Lieutenant  
Assistant Utility Director  
Electrical Engineer  
Utility Supervisor

NEW LIABILITY  
INSURANCE  
PROGRAM  
ADDITIONAL  
CREDIT  
CONSIDERATIONS

Assistant City Manager Glenn presented for Council's perusal additional credit considerations from Admiral for various levels of retention for the City's new liability insurance program. The options available to the City are:

<u>SIR/Aggregate</u>	<u>Annual Premium</u>
\$ 25,000/100,000	\$85,532
50,000/150,000	73,860
75,000/225,000	66,112
100,000/300,000	59,914

It was pointed out that to properly evaluate a reasonable reserve fund, an absolute minimum consideration should be an amount not less than the total historical loss expectancy (to 1977 inflation) plus one total loss to retention.

Mr. Glenn concluded his remarks by stating that it is the recommendation of Mr. Don L. De Vere of Mund, McLaurin and Company of San Francisco that until such time as adequate reserves can be established, it is their recommendation that the City maintain the \$25,000 retention philosophy passed by the Council January 26, 1977 and not fiscally over extend at the outset.

Council discussion followed, with questions regarding the presentation being directed to staff. No action was taken by the Council.

RECREATIONAL  
VEHICLE PARKING  
& STORAGE

Following introduction of the subject of the parking of recreational vehicles, Mayor Hughes reiterated that Staff had been requested to investigate and prepare a report of courses of actions available to the City to control the parking and/or storing of recreational vehicles on public streets.

Under the same subject, Mayor Hughes asked the City Clerk to determine established election dates for the next year and a half. Mayor Hughes then



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RECREATIONAL  
VEHICLE PARKING  
& STORAGE  
(Continued)

stated that it has been suggested that a Committee be appointed to study this matter, and suggested that persons who would be interested in serving on such a Committee contact the City Manager's Office.

ORDINANCES

ORD. AMENDING  
ARTICLE XV,  
SECTION 191 OF  
ORD. 493

Ordinance No. 1095 entitled "An Ordinance Amending Article XV, Section 191 of Ordinance 493" establishing Stockton Street as a through Street and naming those streets stopping for Stockton Street having been introduced at an adjourned regular meeting held January 26, 1977 was brought up for passage on motion of Councilman Pinkerton, Katzakian second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:


Ayes: Councilmen - EHRHARDT, KATNICH,  
KATZAKIAN, PINKERTON  
and HUGHES

Noes: Councilmen - None

Absent: Councilmen - None

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned by Mayor Hughes at approximately 11:15 p.m. on motion of Councilman Pinkerton, Katnich second.

Attest:   
ALICE M. REIMCHE  
City Clerk